



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00071 Ventanas Subdivision Unit Six
Application Type: Major Preliminary
CPC Hearing Date: August 9, 2012
Staff Planner: Justin Bass, 915-541-4930, bassjd@elpasotexas.gov
Location: North of Ventana Ave and West of Rich Beem Blvd
Legal Description Acreage: 36.518 acres
Rep District: 6
Existing Use: Vacant
Existing Zoning: R-5 (Residential)
Proposed Zoning: R-5 (Residential)
Nearest School: Lujan Chavez Elementary School (1.49 miles)
Note: The Ventanas Land Study - which includes this subdivision - identifies a future school site for the property directly south of this subdivision.
Nearest Park: Unnamed Park (0.16-mile)
Parkland Fees Required: N/A
Impact Fee Area: This property is not located within an Impact Fee Service Area and is not subject to impact fees.
Property Owner: GFA, LLC
Applicant: CEA Group
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: ETJ/ Vacant

South: R-5 (Residential) & C-1 (Commercial)/ Vacant

East: R-5 (Residential)/ Single Family Residential Development

West: R-5 (Residential)/ Vacant

PLAN EL PASO DESIGNATION: Suburban (Walkable).

APPLICATION DESCRIPTION

The applicant is proposing a subdivision that will include 218 single-family residential lots. The smallest lot will measure approximately 5,303 square feet in size and the largest approximately 7,951 square feet in size. Primary access to the development is proposed from both Ventana Avenue and Rich Beem Boulevard.

The applicant is requesting the following modifications:

- To allow for the reduction of street right-of-way from 52-ft to 50-ft. The cross-section

will consist of 5-ft sidewalks, 5-ft parkways, and 30-ft of pavement, with a standard concrete curb and gutter.

- To allow for the reduction of street right-of-way from 52-ft to 48-ft. The cross-section will consist of 5-ft sidewalks, 5-ft parkways, and 28-ft of pavement, with a standard concrete curb and gutter.
- To allow for a street name longer than 13 characters.

The property is part of the Ventanas Land Study that was approved by the City Plan Commission on December 21, 2006. This application has been granted a vesting rights petition in part making the development subject to the subdivision ordinance in effect prior to June 1, 2008. The applicant will apply one section from the new subdivision ordinance, Section 19.08.010, allowing the developer's engineer to design the water and wastewater plans. Aside from this one section, the subdivision is subject to the prior subdivision ordinance.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends ***approval*** of the modifications under Reason 3 of Section 19.04.170.A of the previous Subdivision Ordinance and ***approval*** of Ventanas Subdivision Unit Six on a **Major Preliminary** basis subject to the following conditions and requirements:

Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area on Rich Beem Boulevard, as stipulated under Section 19.16.080(D) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the planning & economic development director or designee, to provide visual separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

Planning Division Recommendation:

Approval with modifications. In this case, the subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, vehicular access and pedestrian passage.

City Development Department - Land Development

We have reviewed subject plan recommend **Approval.**

No Objection

Planning – Transportation

The subdivision was reviewed utilizing the previous version of Title 19 of the El Paso City Code.

Notes:

- Double frontage lots along Rich Beem Boulevard shall comply with Section 19.16.080.D (Double Frontage Lots).
- All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb

ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Parks and Recreation Department

We have reviewed **Ventanas #6**, a major combination plat map and offer no objections to this subdivision application.

Please note that this Subdivision is composed of 218 Single-family dwelling lots and does not include a park site, however, applicant has dedicated four (4) Off-site Parks as shown in the location map as not part of this subdivision (Ventanas Cove: Tract 1C, Ventanas Destiny: Tract 1D, Ventanas Willow: Tract 1E, and Tract 1F: Still not platted) as part of the Ventanas Land Study & as part of a Developer's Agreement, therefore, meeting the "Parkland" requirements of Title 19 – Subdivision & Development Plats, Chapter 19.20 – Parks & Open Space.

Please note that Ventanas Cove Park & Ventanas Destiny Park have been constructed and accepted by this Department for maintenance and currently we are reviewing the park improvement plans for Ventanas Willow Park.

Also, please provide a revised estimated completion date letter for Ventanas Willow Park and for Ventanas Park #4.

El Paso Water Utilities

1. There is an existing 24-inch diameter water main along Ventana Avenue from Amistoso Street to Rich Beem Boulevard. Also, there is an existing 12-inch diameter water main along Rich Beem Boulevard north of Ventana Avenue.

2. There is an existing 15-inch diameter sanitary sewer main within an existing 30-foot PSB easement following the alignment of Ventana Avenue from Amistoso Street to Rich Beem Boulevard.

3. Water and sewer service for the subdivision requires extensions from the proposed water and sewer mains within Ventanas Unit 4. Twelve (12) inch diameter water main extensions are required along Lost Willow Avenue and Fox Grove Street.

4. Annexation fees are due at the time of new service application for individual water meters within the subject subdivision.

5. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU Stormwater Division

1. At the improvement plan phase, protect the subject property from stormwater runoff from the adjacent undeveloped terrain.

2. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed

stormwater runoff.

Sun Metro

Sun Metro recommends the placement of sidewalks throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso Fire Department

No comments received.

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Socorro Independent School District

No comments received.

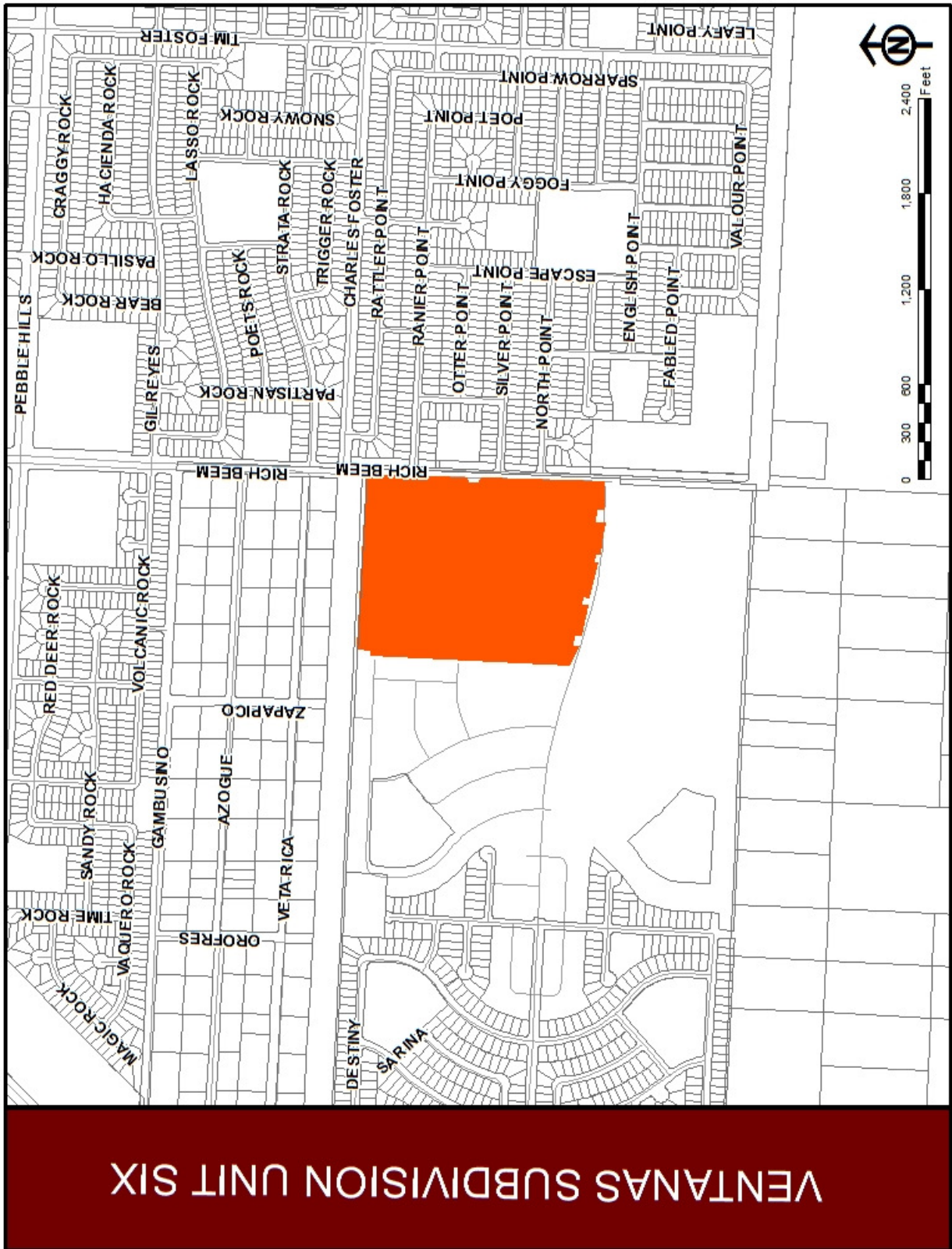
Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Approved final plat
 - b. Current certified tax certificate(s)
 - c. Current proof of ownership
 - d. Release of access document, if applicable
 - e. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

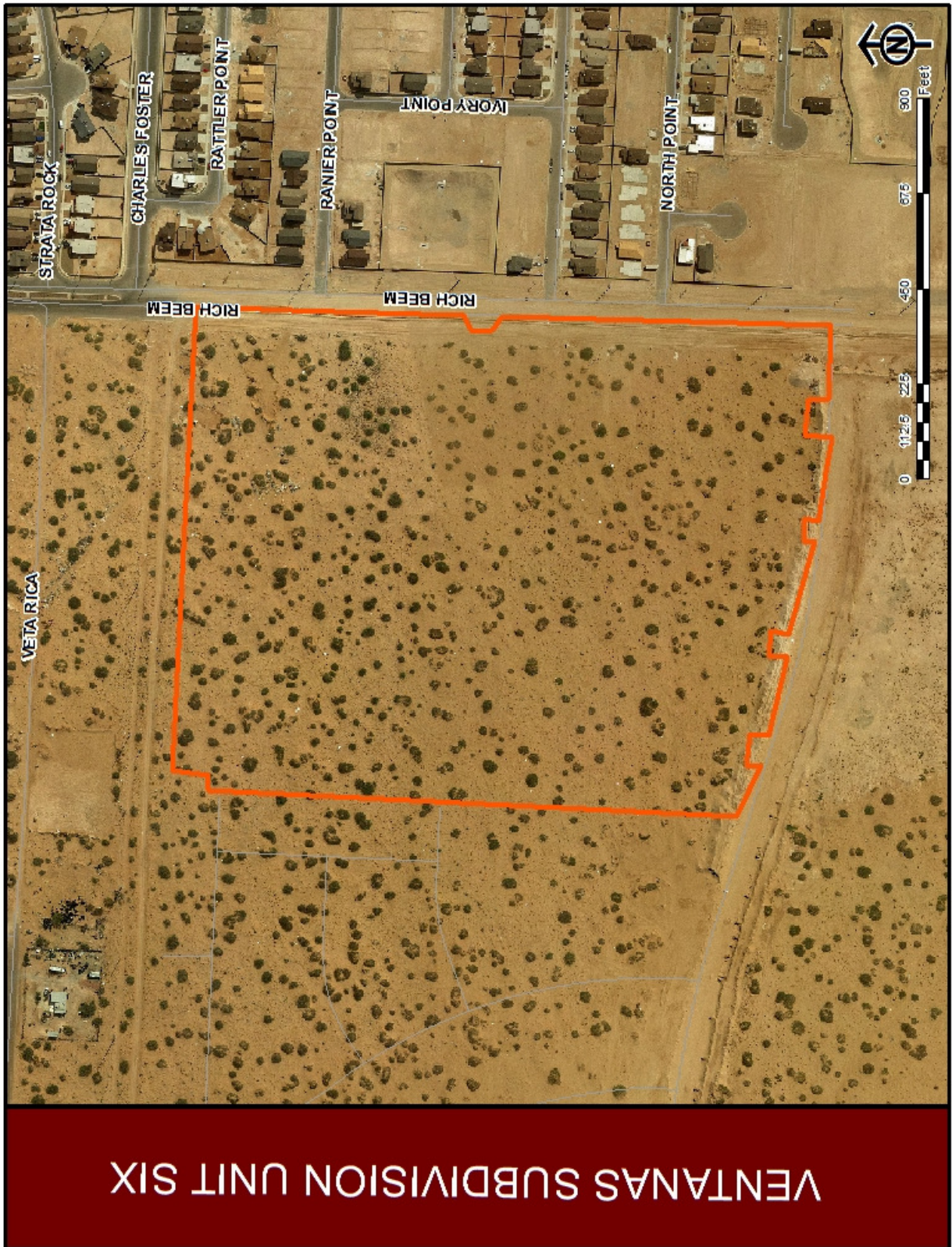
Attachments

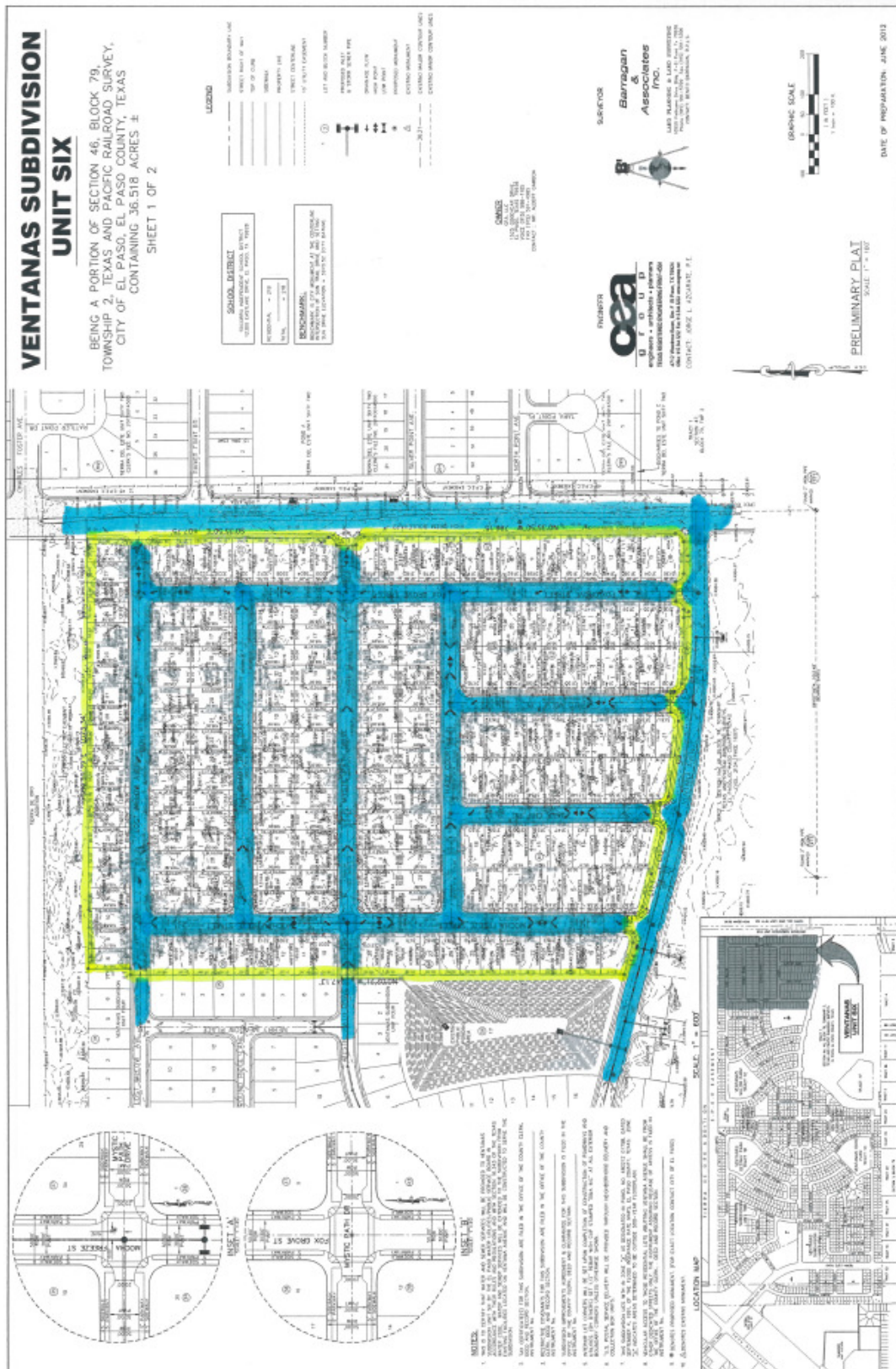
1. Location map
2. Aerial map
3. Final plat
4. Cross-sections
5. Modification request
6. Application

ATTACHMENT 1

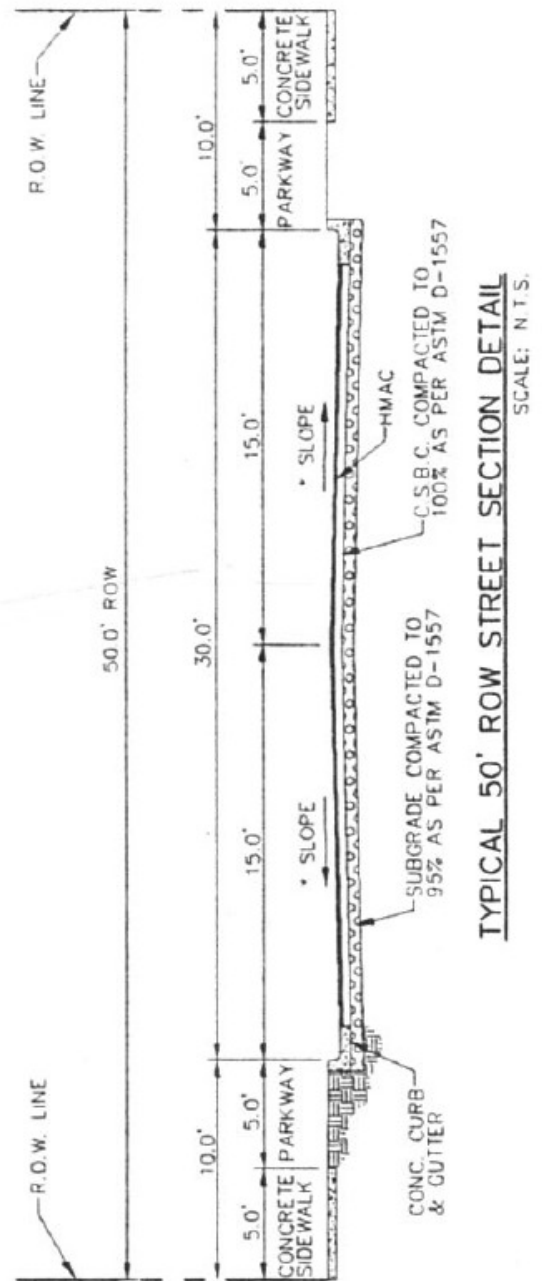
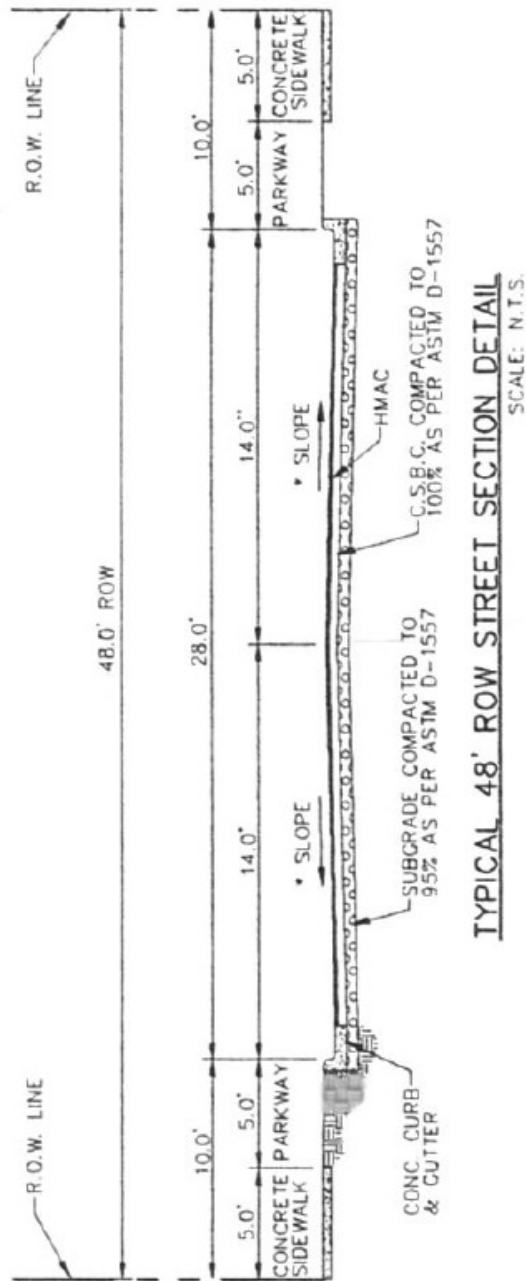


ATTACHMENT 2





ATTACHMENT 4



ATTACHMENT 5



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

July 12, 2012

City of El Paso-Planning and Economic Development Department
Two Civic Center Plaza-5th Floor
El Paso, Texas 79901

Attention: Mr. Raul Garcia

Reference: Ventanas Subdivision Unit Six
Variance Request

Dear Mr. Garcia:

On behalf of the developer for the above referenced development, we request three (3) variances to the City of El Paso Municipal Code-Subdivision Ordinance. Our variance requests are as follows:

- Reduce the residential sub-collector right-of-way from 52-feet to 50-feet. Our proposed cross-section will introduce 5 foot sidewalk and 5 foot parkway and a 30 foot paved roadway surface and utilize standard concrete curb and gutter.
- Reduce the residential sub-collector right-of-way from 52-feet to 48-feet. Our proposed cross-section will introduce 5 foot sidewalk and 5 foot parkway and a 28 foot paved roadway surface and utilize standard concrete curb and gutter.
- Allow for street name longer than 13 characters.

We look forward to your favorable consideration on our request. If you have any questions, please do not hesitate to call me at office number 915.544.5232 or mobile number 915.355.0583.

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'Jorge L. Azcarate', with a small 'for' and an arrow pointing to the signature.

Jorge L. Azcarate, P.E.
Project Manager

I-2260-016Id.eg.12July12(modificationreq).doc
JLA/jja

engineers • architects • planners

ATTACHMENT 7



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: _____ FILE NO. SUSU12-00071

SUBDIVISION NAME: Ventanas Subdivision unit Six

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Section 46, Block 79, Township 2,
Texas and Pacific Railroad Survey,
El Paso, El Paso County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>28.357</u>	<u>218</u>	Office		
Duplex	_____	_____	Street & Alley	<u>8.161</u>	<u>7</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____	Total No. Sites	<u>225</u>	
Commercial	_____	_____	Total (Gross) Acreage	<u>36.518</u>	
Industrial	_____	_____			

3. What is existing zoning of the above described property? R-5 Proposed zoning? R-5
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface flow to propose inlets at storm sewer infrastucture discharging
to an existing retention basin
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
 If answer is "Yes", please explain the nature of the modification or exception
Modification request letter attached
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____
 If yes, please submit a vested _____ rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record GFA LLC. 1525 Goodyear Drive El Paso Tx. 79936 (915) 548-1105
(Name & Address) (Zip) (Phone)
12. Developer Same as above
(Name & Address) (Zip) (Phone)
14. Engineer cea group 4712 Woodrow Bean Ste. F El Paso Tx. 79924 (915) 544-5232
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,901.00

OWNER SIGNATURE: 

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.